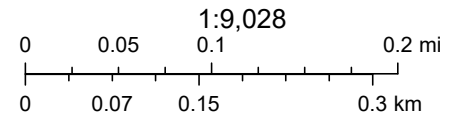


# Canyon County, ID Web Map



6/30/2023, 11:26:39 AM

- |  |                                      |  |                   |  |                             |                            |               |
|--|--------------------------------------|--|-------------------|--|-----------------------------|----------------------------|---------------|
|  | Multiple Parcel Search _Query result |  | CC_PrivateRoads   |  | Rail-Trail                  | Canyon County Imagery_2019 |               |
|  | Hydro_NHDFlowline                    |  | CanyonCountyRoads |  | ITDFunctionalClassification |                            | Red: Band_1   |
|  | Hydro_NHDFlowline                    |  | Hwy               |  | Major Collector             |                            | Green: Band_2 |
|  | RAILROAD                             |  | Roads             |  | Other Principal Arterials   |                            | Blue: Band_3  |



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



|                       |  |
|-----------------------|--|
| <b>PROPERTY OWNER</b> | OWNER NAME: <u>Seth Simpson</u>                                |
|                       | MAILING ADDRESS: <u>18391 Highway 20/26 Caldwell, ID 83607</u> |
|                       | PHONE: [REDACTED] EMAIL: [REDACTED]                            |

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: [Signature] Date: 2/28/23

|   |                           |
|---|---------------------------|
| <b>(AGENT)<br/>ARCHITECT<br/>ENGINEER<br/>BUILDER</b> | CONTACT NAME:             |
|   | COMPANY NAME:             |
|   | MAILING ADDRESS:          |
|   | PHONE: _____ EMAIL: _____ |

|                  |   |
|------------------|---|
| <b>SITE INFO</b> | STREET ADDRESS: <u>18391 Highway 20/26 Caldwell, ID 83607</u> |
|                  | PARCEL #: <u>35912014</u> LOT SIZE/AREA: <u>1.48</u>          |
|                  | LOT: _____ BLOCK: _____ SUBDIVISION: _____                    |
|                  | QUARTER: _____ SECTION: _____ TOWNSHIP: _____ RANGE: _____    |
|                  | ZONING DISTRICT: <u>Commercial</u> FLOODZONE (YES/NO): _____  |

|                           |   |
|---------------------------|---|
| <b>HEARING LEVEL APPS</b> | <input checked="" type="checkbox"/> <b>CONDITIONAL USE</b> _____ <b>COMP PLAN AMENDMENT</b> _____ <b>CONDITIONAL REZONE</b> |
|                           | _____ <b>ZONING AMENDMENT (REZONE)</b> _____ <b>DEV. AGREEMENT MODIFICATION</b> _____ <b>VARIANCE &gt; 33%</b>              |
|                           | _____ <b>MINOR REPLAT</b> _____ <b>VACATION</b> _____ <b>APPEAL</b>   |
|                           | _____ <b>SHORT PLAT SUBDIVISION</b> _____ <b>PRELIMINARY PLAT SUBDIVISION</b> _____ <b>FINAL PLAT SUBDIVISION</b>           |

|                                |   |
|--------------------------------|---|
| <b>DIRECTORS DECISION APPS</b> | _____ <b>ADMINISTRATIVE LAND DIVISION</b> _____ <b>EASEMENT REDUCTION</b> _____ <b>SIGN PERMIT</b>  |
|                                | _____ <b>PROPERTY BOUNDARY ADJUSTMENT</b> _____ <b>HOME BUSINESS</b> _____ <b>VARIANCE 33% &gt;</b> |
|                                | _____ <b>PRIVATE ROAD NAME</b> _____ <b>TEMPORARY USE</b> _____ <b>DAY CARE</b>                     |
|                                | _____ <b>OTHER</b> _____  |

|                                 |  |
|---------------------------------|--|
| CASE NUMBER: <u>CV2023-0003</u> | DATE RECEIVED: <u>3/2/2023</u>   |
| RECEIVED BY: <u>S. Hammond</u>  | APPLICATION FEE: <u>950.00</u> CK MO <input checked="" type="radio"/> CASH |

# CONDITIONAL USE PERMIT CHECKLIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) Phone: 208-454-7458 Fax: 208-454-6633



### THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

|  |
|--|
| <input checked="" type="checkbox"/> Master Application completed and signed  |
| <input checked="" type="checkbox"/> Detailed letter fully describing the request and addressing any applicable Comprehensive Plan policies and ordinance requirements outlined below |
| <input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter  |
| <input checked="" type="checkbox"/> Land Use Worksheet   |
| <input checked="" type="checkbox"/> Site Plan showing existing and proposed site features  |
| <input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.   |
| <input type="checkbox"/> <b>\$950 non-refundable fee, \$600 for a modification</b>   |

### NOTE:

#### The following criteria are outlined in ordinance 07-07-05: HEARING CRITERIA:

Please provide a response to each of the criteria in the letter of intent.

- (1) Is the proposed use permitted in the zone by conditional use permit;
- (2) What is the nature of the request;
- (3) Is the proposed use consistent with the comprehensive plan;
- (4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;
- (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
- (6) Does legal access to the subject property for the development exist or will it exist at the time of development;
- (7) Will there be undue interference with existing or future traffic patterns; and
- (8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

### PROCESS: 1 PUBLIC HEARING (APPROVED BY PLANNING & ZONING COMMISSION)

\*\*Additional studies and information may be required to understand the impact to traffic, the environment, economics and surrounding properties.

## Letter of intent

I am applying for a kennel permit to train and board dogs on my property. There is an existing metal shop that is currently being used to house the dogs indoors overnight and is climate controlled. No changes are currently in the plans for being made besides continue to expand the fence along the entirety of the property as outlined in the proposed site features sheet. The property is currently equipped with power, well and septic. There are two separate water access points spaced evenly along the property. We have a garbage service and collect waste daily and dispose of it in weekly collection waste bins. We plan on continuing access through the existing entrance and making no changes. As of right now we are meeting a majority of our clients in town for drop-offs and pick-ups, so the traffic impacts are minimal. I will be at the meeting if there are any further questions for the use of the property. Thank you, Seth Simpson

# NEIGHBORHOOD MEETING SIGN-UP

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



### NEIGHBORHOOD MEETING SIGN UP SHEET CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

#### SITE INFORMATION

Site Address: 18391 Hwy 20/26 Caldwell, ID Parcel Number: 35912014  
City: Caldwell State: ID ZIP Code: 83607  
Notices Mailed Date: 10/27/22 Number of Acres: 1.48 Current Zoning: Commercial  
Description of the Request: Dog Kennel

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Seth Simpson  
Company Name: Gen State Kennels LLC  
Current address: 18391 Hwy 20/26  
City: Caldwell State: ID ZIP Code: 83607  
Phone: [REDACTED] Cell: Fax:  
Email: [REDACTED]

#### MEETING INFORMATION

DATE OF MEETING: 11/14/22 MEETING LOCATION: 18391 Highway 20/26 Caldwell, ID  
MEETING START TIME: 8 PM MEETING END TIME: 8:30 PM

#### ATTENDEES:

| NAME (PLEASE PRINT) | SIGNATURE: | ADDRESS: |
|---------------------|------------|----------|
| 1.                  |            |          |
| 2.                  |            |          |
| 3.                  |            |          |
| 4.                  |            |          |
| 5.                  |            |          |
| 6.                  |            |          |
| 7.                  |            |          |
| 8.                  |            |          |
| 9.                  |            |          |

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|-----|
| 10. |
| 11. |


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| 12. |
| 13. |
| 14. |
| 15. |
| 16. |
| 17. |
| 18. |
| 19. |
| 20. |

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Seth Simpson

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 11 / 14 / 22

October 27, 2022

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit for our Dog Kennel to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a neighborhood meeting and provide information to our surrounding neighbors (Canyon County Zoning Ordinance # 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Kennel Permit is applied.

The Neighborhood Meeting details are as follows:

Date: 11/14/22

Time: 8 PM

Location: 18391 Highway 20/26 Caldwell, ID 83607

Property description: Shop with Dog kennel

The project is summarized below:

To apply for a kennel permit of 30 dogs. The valley has grown exponentially and the requests coming in for dog boarding and training have also increased. As our past client base grows so does our current interest and we are applying for a kennel permit to keep up with the growing demand.

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact

# LAND USE WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

**PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:**

### GENERAL INFORMATION

- 1. DOMESTIC WATER:**  Individual Domestic Well  Centralized Public Water System  City  
 N/A – Explain why this is not applicable: \_\_\_\_\_  
 How many Individual Domestic Wells are proposed? \_\_\_\_\_

- 2. SEWER (Wastewater)**  Individual Septic  Centralized Sewer system  
 N/A – Explain why this is not applicable: \_\_\_\_\_

**3. IRRIGATION WATER PROVIDED VIA:**

- Surface  Irrigation Well  None

**4. IF IRRIGATED, PROPOSED IRRIGATION:**

- Pressurized  Gravity

**5. ACCESS:**

- Frontage  Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

**6. INTERNAL ROADS:**

- Public  Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

**7. FENCING**

- Fencing will be provided (Please show location on site plan)

Type: Woven wire / Privacy fence Height: 6'ft

**8. STORMWATER:**

- Retained on site  Swales  Ponds  Borrow Ditches  
 Other: \_\_\_\_\_

**9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

Drainage Ditch



**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

- Residential \_\_\_\_\_  Commercial \_\_\_\_\_  Industrial \_\_\_\_\_  
 Common \_\_\_\_\_  Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

- Water supply source: \_\_\_\_\_

**3. INCLUDED IN YOUR PROPOSED PLAN?**

- Sidewalks  Curbs  Gutters  Street Lights  None

**NON-RESIDENTIAL USES**

**1. SPECIFIC USE:**

Dog Kennel

**2. DAYS AND HOURS OF OPERATION:**

- Monday 9 AM to 5 PM  
 Tuesday 9 AM to 5 PM  
 Wednesday 9 AM to 5 PM  
 Thursday 9 AM to 5 PM  
 Friday 9 AM to 5 PM  
 Saturday 10 AM to 4 PM  
 Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?**

- Yes If so, how many? \_\_\_\_\_  No

**4. WILL YOU HAVE A SIGN?**

- Yes  No  Lighted  Non-Lighted

Height: \_\_\_\_\_ ft Width: \_\_\_\_\_ ft. Height above ground: \_\_\_\_\_ ft

What type of sign: \_\_\_\_\_ Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other

**5. PARKING AND LOADING:**

How many parking spaces? \_\_\_\_\_

Is there is a loading or unloading area? Yes

**ANIMAL CARE RELATED USES**

1. MAXIMUM NUMBER OF ANIMALS: 30

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

Building     Kennel     Individual Housing     Other \_\_\_\_\_

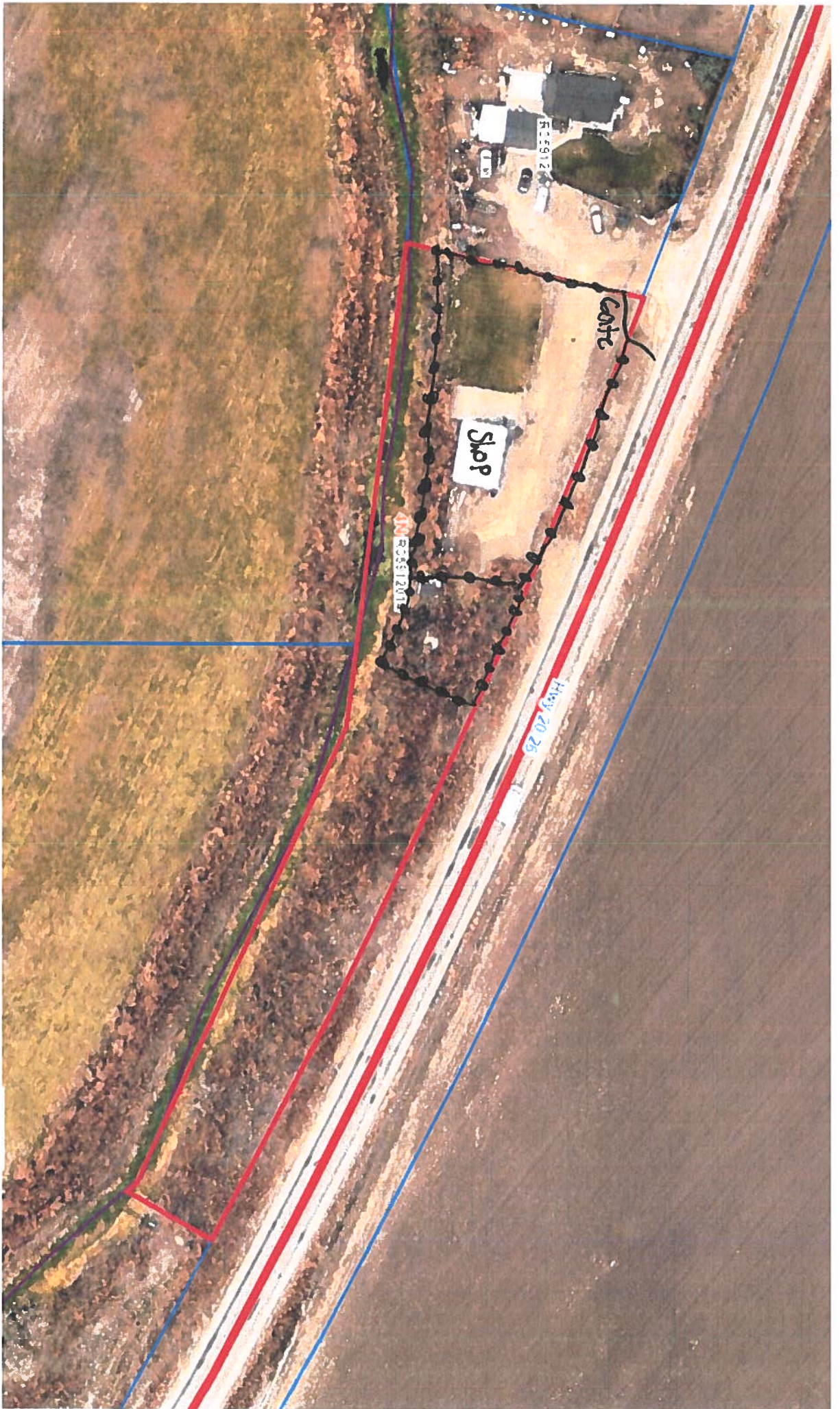
3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

Building     Enclosure     Barrier/Berm     Bark Collars

4. ANIMAL WASTE DISPOSAL

Individual Domestic Septic System     Animal Waste Only Septic System

Other: Remove from Site



**ALTA OWNERS POLICY  
EXHIBIT "A"  
LEGAL DESCRIPTION**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

File No.: 232658

Policy No.: O-9301-4436841

Parcel I:

Parcel 1 of Record of Survey, recorded September 10, 2003 as Instrument No. 200356059, being a portion of the Northwest quarter of the Southeast quarter of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said Northwest quarter of the Southeast quarter; thence South 00°18'19" East along the West boundary of said Northwest quarter of the Southeast quarter a distance of 278.31 feet (of record as South 00°10'00" West a distance of 278.19 feet to highway station 211+04.8) to a point on the South right-of-way of State Highway 20-26 (FAP 144-B) as shown on the plans thereof on file in the Idaho Department of Transportation at Highway Station 211 +03.74; thence traversing said South right-of-way as follows:

Along a curve to the right having a central angle of 02°28'29" a radius of 5690.00 feet, an arc length of 245.77 feet and a long chord which bears South 72°14'51" East a distance of 245.75 feet to the True Point of Beginning; thence

Continuing along said right-of-way along a curve to the right having a central angle of 01°42'58", a radius of 5690.00 feet, an arc length of 170.43 feet and a long chord which bears South 70°08'51" East a distance of 170.42 feet; thence leaving said South right-of-way and bearing South 12°47'21" West a distance of 161.03 feet to a point on the centerline of an existing drain ditch; thence

North 83°17'14" West along said centerline a distance of 33.31 feet; thence

South 82°02'55" West along said centerline a distance of 145.43 feet; thence leaving said centerline and bearing North 12°47'21" East a distance of 237.02 feet to the True Point of Beginning.

\*Parcel II:

Parcel 2 of Record of Survey recorded September 10, 2003 as Instrument No. 200356059, being a portion of the Northwest quarter of the Southeast quarter of Section 1, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said Northwest quarter of the Southeast quarter; thence South 00°18'19" East along the West boundary of said Northwest quarter of the Southeast quarter a distance of 278.31 feet (of record as South 00°10'00" West a distance of 278.19 feet to highway station 211+04.8) to a point on the South right-of-way of State Highway 20-26 (FAP 144-B) as shown on the plans thereof on file in the Idaho Department of Transportation at Highway Station 211+03.74; thence traversing said South right-of-way as follows:

Along a curve to the right having a central angle of 04°11'27", a radius of 5690.00 feet, an arc length of 416.20 feet and a long chord which bears South 71°23'15" East a distance of 416.11 feet to the True Point of Beginning; thence

Continuing along a curve to the right having a central angle of 06°55'55", a radius of 5690.00 feet, an arc length of 688.41 feet and a long chord which bears South 65°49'41" East a distance of 687.99 feet; thence leaving said South right-of-way and bearing South 29°07'46" West a distance of 64.63 feet to a point on the centerline of an existing drain ditch; thence traversing said centerline as follows:

North 43°13'30" West a distance of 7.80 feet; thence

North 65°41'42" West a distance of 334.21 feet; thence

North 83°17'14" West a distance of 324.14 feet; thence leaving said centerline and bearing North 12°47'21" East a distance of 161.03 feet to the True Point of Beginning.

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File No. 232658

ALTA Owner's Policy 6-17-06

Policy Serial No.: O-9301-4436841

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AMERICAN  
LAND TITLE  
ASSOCIATION



**Canyon County Development Services**

111 N. 11th Ave. Room 310, Caldwell, ID 83605  
(208) 454-7458

**Building Division Email:** buildinginfo@canyoncounty.i    **Planning Division Email:** zoninginfo@canyoncounty.id

**Receipt Number:** 78256

**Date:** 3/2/2023

**Date Created:** 3/2/2023

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Seth Simpson

**Comments:** CU2023-0003

**CHARGES**

| <b>Item Being Paid For:</b>       | <b>Application Number:</b> | <b>Amount Paid:</b> | <b>Prevs Pymnts:</b> | <b>Unpaid Amnt:</b> |
|-----------------------------------|----------------------------|---------------------|----------------------|---------------------|
| Planning - Conditional Use Permit | CU2023-0003                | \$950.00            | \$0.00               | \$0.00              |

**Sub Total:** \$950.00

**Sales Tax:** \$0.00

**Total Charges:** \$950.00

**PAYMENTS**

| <b>Type of Payment:</b> | <b>Check/Ref Number:</b> | <b>Amount:</b> |
|-------------------------|--------------------------|----------------|
| Credit Card             | 130650045                | \$950.00       |

**Total Payments:** \$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00